

**MANAGEMENT AGREEMENT**

THIS MANAGEMENT AGREEMENT is made by and between Southpointe Condominium Association, Inc. (Florida State Department Corporations Division Document # 771022) ("Southpointe") and China J. Benson (Florida Department of Business & Professional Regulation Community Association Manager License # CAM26147) ("Ms. Benson").

WHEREAS, Southpointe currently employs Ms. Benson as the association's full-time property manager; and Southpointe wishes to expressly authorize and direct Ms. Benson to charge and collect (on Southpointe's behalf) certain fees with respect to estoppel certificates and/or official records/information requests in connection with the association's property management.

NOW, WHEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged and confirmed, the parties hereby mutually covenant and agree as follows:

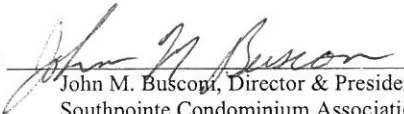
1. **Estoppel Certificates.** Henceforth from the effective date of this agreement, on the association's behalf, Ms. Benson shall charge (or cause to be charged) a \$250 fee for the preparation and delivery of an estoppel certificate (where, on the date the certificate is issued, no delinquent amounts are owed to Southpointe with respect to the subject property) and a \$400 fee for the preparation and delivery of an estoppel certificate (where, on the date the certificate is issued, a delinquent amount is owed to Southpointe with respect to the subject property – plus an additional \$100 fee where the estoppel certificate is requested on an expedited basis (meaning: to be delivered within 3 business days after receipt of the request therefor). Ms. Benson shall collect (or cause to be collected) the above-referenced fee upon preparation of the subject estoppel certificate (before delivery thereof).

2. **Official Records/Information Requests.** Henceforth from the effective date of this agreement, on the association's behalf, Ms. Benson shall charge (or caused to be charged) a \$150 fee for the preparation and delivery of Southpointe's response to any official records/information request by a prospective Southpointe unit purchaser or Southpointe unit lienholder other than that required by applicable law (preferably as determined by Southpointe's association counsel) – plus the reasonable cost of any photocopying and/or attorney fees incurred by Southpointe in connection with the response. Ms. Benson shall collect (or cause to be collected) the above-referenced fee upon preparation of the subject official records/information response (before delivery thereof).

3. **Parol Evidence, Merger, & Full Integration.** This document comprises the entire and fully integrated agreement by and between the parties with respect to the subject-matter addressed herein. This agreement supercedes any and all prior negotiations, representations, and/or agreements, written and/or oral, by and between the parties with respect to the subject-matter addressed herein.

WITNESS THE EXECUTION HEREOF by each party on the date(s) set forth below (the latest of which shall be the effective date of this agreement).

Dated: 3/7/18

By:   
John M. Buscotti, Director & President  
Southpointe Condominium Association, Inc.

Dated: 3/7/18

By:   
China J. Benson